



County of Fairfax, Virginia

March 17, 2016

**2016 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
Parliamentarian
At-Large

Ellen J. "Nell" Hurley
Braddock District

John Ulfelder
Dranesville District

James Migliaccio
Lee District

Julie Strandlie
Mason District

Earl L. Flanagan
Mount Vernon District

Kenneth A. Lawrence
Providence District

Karen Keys-Gamarra
Sully District

Janyce N. Hedetniemi
At-Large

Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Brian J. Winterhalter
Cooley LLP
11951 Freedom Drive
Reston, VA 20190

**Re: PRC 86-C-023-02 – CHICK-FIL-A, INC.
Hunter Mill District**

Dear Mr. Winterhalter:

At its March 16, 2016 meeting, the Planning Commission voted 11-0 (Commissioner Murphy was absent from the meeting) to **RECOMMEND APPROVAL** on the above-referenced application, subject to the development conditions dated March 9, 2016. A copy of the verbatim transcript is attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to final decision by the Board of Supervisors.

This action does not constitute exemption from the various requirements of this county and state. The applicant is responsible for ascertaining if permits are required and obtaining the necessary permits such as Building Permits, Residential Use Permits and Non Residential Use Permits. Information concerning building permits may be obtained by calling 703-222 0801.

Sincerely,

John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: Catherine Hudgins, Supervisor, Hunter Mill District
Frank de la Fe, Planning Commissioner, Hunter Mill District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Mary Ann Tsai, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
March 16, 2016 date file



To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



PROPOSED PRC DEVELOPMENT CONDITIONS

PRC 86-C-023-02

March 9, 2016

If it is the intent of the Board of Supervisors to approve PRC 86-C-023-02 for a fast food restaurant with a drive-through proposed on Tax Map 11-4 ((12)) 1B pt., staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the PRC Plan entitled "Reston Section 57, Block 1, North Point Village Center, Chick-fil-A," submitted by Urban, Ltd., and consists of 16 sheets dated September 11, 2015 and revised through March 3, 2016. Minor modifications may be permitted pursuant to Par. 8 of Sect. 16-203 of the Zoning Ordinance.
2. The trash dumpsters shall be screened on all sides. The screening shall be consistent with the color and style of the restaurant building. Doors shall consist of materials that are opaque and fully screen the dumpsters.
3. Deliveries shall be scheduled to avoid morning, noontime, and evening peak hours of operations.
4. Signage shall be subject to Comprehensive Sign Plan CSP 86-C-023, as may be amended.
5. The applicant shall provide secure bicycle racks and/or storage for two bicycles within 200 yards of a building entrance. The applicant shall provide proof of installation and plan location to the Department of Transportation prior to issuance of a Non-Residential Use Permit.
6. The applicant shall install water-efficient landscaping. The applicant shall provide a planting list with the number, size, and space of trees (including native and other species) and plant materials as a landscape plan that is part of the site plan, and shall be subject to review and approval of the Urban Forest Management Division, and proof of installation and installation date.
7. The applicant shall exclusively use native and non-invasive species for landscape and other plantings on the site. The applicant shall provide planting lists showing species and location of plantings as part of the landscape plan.
8. The applicant shall include a LEED®-accredited professional as a member of the design team. The LEED-accredited professional will work with the team to incorporate sustainable design elements and innovative technologies into the project with a goal of having the project attain LEED certification. At the time of

site plan submission, the applicant will provide documentation to the Environment and Development Review Branch (E&DRB) in the Department of Planning and Zoning (DPZ) demonstrating compliance with the commitment to engage such a professional.

9. The applicant shall install a roofing membrane with a Solar Reflectance Index (SRI) appropriate to the slope of the roof (i.e. for a low-sloped roof (<S2:12) equal to or greater than 78 for a minimum of 75% of the total roof area, and for a high-sloped roof (>2:12) equal to or greater than 29). The applicant shall provide proof of installation, roof area calculations, and manufacturers' product data to the E&DRB in DPZ.
10. The applicant shall provide an exterior lighting system using full cut-off fixtures and LED technology. The applicant shall also provide an after-hours override provided by a manual or occupant-sensing device, provided the override lasts no more than 30 minutes, or for exterior lighting, the input power of exterior lighting shall be reduced (by automatic device of) by more than the Zoning Ordinance's current minimum of 50%. The applicant shall provide proof of installation, photometric calculations, and manufacturers' product data to the E&DRB in DPZ.
11. The applicant shall install motion sensor faucets and flush valves and ultralow-flow plumbing fixtures that have a maximum water usage as listed below. The applicant shall provide proof of installation and manufacturers' product data to the E&DRB in DPZ.

Water Closet (gallons per flush, gpf) 1.28
Urinal (gpf) 0.5
Showerheads (gallons per minute, gpm*) 2.0
Lavatory faucets (gpm**) 1.5
Kitchen and janitor sink faucets 2.20
Metering faucets 0.25

* When measured at a flowing water pressure of 80 pounds per square inch (psi).

**When measured at a flowing water pressure of 60 pounds per square inch (psi).

12. The applicant shall hire a commissioning authority and develop and incorporate commissioning requirements into the design and construction of the building. The commissioning authority hired by the applicant shall develop and implement a commissioning plan and verify the installation and performance of the systems to be commissioning, as well as preparing a final report. The applicant shall provide the final report to the E&DRB in DPZ.
13. The development shall not have any chlorofluorocarbon (CFC) based refrigerants in any of the building systems, or not use refrigerants. The applicant shall provide

manufacturer's specification sheets for any refrigerant installed in the building to the E&DRB in DPZ.

14. The applicant shall provide an area for the separation, collection and storage of glass, paper, metal, plastic and cardboard generated by both customers and employees. There shall be a dedicated area on the property for the storage of the recycled materials. The applicant shall provide proof of installation, installation locations and a copy of the applicant's recycling hauling contract to the E&DRB in DPZ.
15. The applicant shall use low-emitting materials for all adhesives, sealants, paints, coatings, flooring systems, composite wood, and agrifiber products, as well as furniture and furnishings if available. Low-emitting is defined according to the following:

<u>Application</u>	<u>(VOC Limit g/L less water)</u>
• Carpet Adhesive	50
• Rubber floor adhesive	60
• Ceramic tile adhesive	65
• Anti-corrosive/ anti-rust paint	250
• Clear wood finishes	350

The Applicant shall provide proof of installation and the manufacturers' product data to the E&DRB in DPZ.

16. For any carpet, the applicant shall install carpet and carpet padding that shall meet the testing and product requirements of the Carpet and Rug Institute Green Label Plus Program. The applicant shall provide proof of installation and the manufacturers' product data to the E&DRB in DPZ.
17. For tile flooring, the applicant shall install vinyl composition tile and rubber tile flooring that shall meet the requirements of the FloorScore certification program. The applicant shall provide proof of installation and the manufacturers' product data and certification letter to the E&DRB in DPZ.
18. The applicant shall not use any particle board, medium density fiberboard (MDF), plywood, wheatboard, strawboard, or panel substrates on the interior of the building which contain urea formaldehyde resins. The applicant shall provide proof of installation and the manufacturers' product data to the E&DRB in DPZ.
19. The applicant shall install only LED or fluorescent lamps in all interior building lighting fixtures. The applicant shall provide a maximum lighting power allowance of 1.25 watts/square foot (code maximum is 1.5 watts/square foot for retail area and 0.9 watts/per square foot for the service department area). The applicant shall provide proof of installation, energy usage calculations and manufacturers' product data to the E&DRB in DPZ.

20. The applicant shall install Energy Star appliances and equipment for all refrigerators, dishwashers, water heaters, water coolers, and other appliances and office equipment (if available). The applicant shall provide proof of installation, installation locations, and manufacturers' product data, including the Energy Star energy guide to the E&DRB in DPZ.
21. The applicant shall benchmark energy usage using the Energy Star Portfolio Manager and shall provide a report prior to final bond release to the E&DRB in DPZ.
22. The character of the architectural design and building materials for the building shall be in general conformance with the architectural rendering shown on Sheet 13 of the PRC Plan, and shall be compatible with the general character of the design of other buildings within the North Point Village Center. In the event that the ownership of the North Point Village Center substantially modifies the architectural character of the overall Village Center, the applicant shall have the right to modify the architectural design and building materials for the building from that shown on Sheet 13 to be compatible with the general character of the updated architectural design of the Village Center.

The applicant reserves the right to adjust the architectural design details including, but not limited to, the proportion of building materials, articulation, fenestration, roof design and materials, and other decorative elements as part of final architectural design and engineering without requiring approval of a PRCA, provided the quality of the architectural design and building materials remain in general conformance with that shown on the PRC Plan, as determined by the Zoning Administrator.

The above proposed condition is a staff recommendation and does not reflect the position of the Board of Supervisors unless and until adopted by that Board of Supervisors.

This approval, contingent on the above noted condition, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permits through established procedures

Planning Commission Meeting
March 16, 2016
Verbatim Excerpt

PRC 86-C-023-02 – CHICK-FIL-A, INC.

After Close of the Public Hearing

Secretary Hart: Seeing none, we'll recognize – we'll close the public hearing. Recognize Commissioner de la Fe.

Commissioner de la Fe: Thank you very much, Mr. Chairman. This is one drive-through building replacing another drive-through building for different kinds of food. Mr. Chairman, I request that the applicant confirm for the record agreement to the proposed PRC development conditions dated March 9th, 2016.

Brian J. Winterhalter, Applicant's Agent, Cooley LLP: We are in agreement with the development conditions.

Commissioner de la Fe: Thank you very much.

Mr. Winterhalter: Thank you.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PRC 86-C-023-02, SUBJECT TO THE PRC DEVELOPMENT CONDITIONS DATED MARCH 9, 2016.

Commissioner Lawrence: Second.

Secretary Hart: Motion has been seconded by Commissioner Lawrence. Is there any discussion on the motion? Seeing none, all those in favor of the motion, as articulated by Commissioner de la Fe, please say aye.

Commissioners: Aye.

Secretary Hart: Those opposed? That motion carries.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS TO THAT SHOWN ON THE PRC PLAN.

Commissioner Lawrence: Second.

Secretary Hart: Motion seconded by Commissioner Lawrence. Any discussion on that motion? Seeing none, we'll move to a vote. All those in favor of the motion, as articulated by Commissioner de la Fe, please say aye.

Commissioners: Aye.

Secretary Hart: Those opposed? That motion carries.

Commissioner de la Fe: Thank you very much.

Secretary Hart: Thank you.

//

(Each motion carried by a vote of 11-0. Commissioner Murphy was absent from the meeting.)

JLC